

10-11 PARK PLACE, SW1



---

Ground Floor A1 / Gallery  
To Let

---

1,337 sq ft  
(124.2 sq m)

IMPORTANT NOTICE — BDG Sparkes Porter LLP in their own right as agents for the vendor/lessor of this property draw your attention to the following:- These particulars are intended to provide prospective purchasers/tenants with only a general introduction to this property and do not form part of any offer or contract. These particulars are believed to be correct, but neither BDG Sparkes Porter LLP nor the vendor/lessor accept responsibility for any error they may contain. These particulars are not to be relied upon as a statement or representation of fact and prospective purchasers/tenants must satisfy themselves as to their correctness by inspection or otherwise. Neither the agents, or any of their employees, has any authority to make or give any further representation or warranty in relation to this property. All terms quoted are exclusive of VAT.

## LOCATION

In the heart of St James's, Park Place is situated just off St James's Street, adjacent to the iconic Stafford Hotel and offers immediate access to the capital's finest hotels, restaurants and shopping facilities. Transport links are excellent with Green Park (Piccadilly, Victoria and Jubilee lines) and Piccadilly (Bakerloo and Piccadilly lines) underground stations all within easy walking distance of the building.

## ACCOMMODATION

The available accommodation is arranged to provide a large open plan gallery area with ancillary offices and kitchen. The gallery is fully air conditioned, has good natural light and an attractive wooden floor.

Ground Floor:	1,337 sq ft	124.2 sq m
---------------	-------------	------------

## AMENITIES

Air Conditioning	24 Hour Security
Kitchen	Private Entrance
Wood Flooring	Good Natural Light

## COSTS

QUOTING RENT:	£72.50 per sq ft
BUSINESS RATES:	£37.27 per sq ft
SERVICE CHARGE:	TBC

## TERM

The floor is available on a new lease directly from the Landlord.

## VIEWING

**Ross Blanchflower**  
ross.blanchflower@bdgsp.co.uk  
t: 07734 365141

**Ben Orchard-Smith**  
ben.orchard-smith@bdgsp.co.uk  
t: 07764 51 01 36

**All costs plus VAT where applicable**